

**RESOLUTION NO. 2019-34**

**A RESOLUTION OF THE TOWN OF WHITESTOWN, INDIANA  
DECLARING AN ECONOMIC REVITALIZATION AREA  
AND APPROVING AN APPLICATION FOR REAL PROPERTY TAX ABATEMENT**

**WHITESTOWN LOT 7, L.L.C.**

WHEREAS, the Town Council of the Town of Whitestown, Indiana (the “Town Council” and the “Town”, respectively) has thoroughly studied and been advised of a proposed revitalization program which includes redevelopment or rehabilitation on certain property located in the Town at Whitestown Crossing II, as more particularly described in the map and including the parcels identified in Exhibit A attached hereto (the “Area”); and

WHEREAS, the Town Council has thoroughly studied and been advised by Eric Osterhaus, on behalf of Whitestown Lot 7, L.L.C. and or its affiliates (the “Applicant”) of a proposed revitalization program which includes redevelopment or rehabilitation in the Area, specifically on Lot 7 thereof (parcel number 0201382009), to include construction of a new 44,100 square foot (estimated) spec warehouse and office, with related site improvements (the “Project”), as more particularly described in the hereinafter defined Application; and

WHEREAS, the Town Council has received from the Applicant for the Area (i) an Application for Real Property Tax Abatement, including a Statement of Benefits Real Estate Improvements, attached hereto as Exhibit B and incorporated herein by reference (the “Application”) and (ii) a request that the Town designate the Area as an economic revitalization area pursuant to Indiana Code 6-1.1-12.1, as amended (the “Act”); and

WHEREAS, the Act has been enacted to permit the creation of “economic revitalization areas” and to provide all of the rights, powers, privileges and immunities that may be exercised by this Town Council in an economic revitalization area, subject to the conditions set forth in the Act; and

WHEREAS, Applicant anticipates increases in the assessed value of the Area from the proposed redevelopment or rehabilitation of real property, and has submitted the Application to the Town Council in connection therewith; and

WHEREAS, the Town Council finds that the Area is an area that has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values and prevented normal development and use of the property and that the designation of the Area as an economic revitalization area would enhance the opportunity for the creation of new jobs and the protection of the current employment; and

WHEREAS, the Town of Whitestown Redevelopment Commission adopted its Resolution No. 2019-12 on December 2, 2019 recommending approval of the Application and creation of the Area by the Town Council; and

WHEREAS, the Town Council has reviewed the information brought to its attention, including the Application, and hereby determines that it is in the best interest of the Town to designate the Area as an economic revitalization area pursuant to the Act; and

WHEREAS, the Town Council finds that the purposes of the Act are served by allowing the owner of the real property in the Area a traditional real property tax deduction for the Project for a period of ten (10) years pursuant to the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA, as follows:

1. The Area is hereby declared an “economic revitalization area” under Section 2.5 of the Act and designated the “Whitestown Crossing ERA #1”, subject to a public hearing, the adoption of a confirmatory resolution by the Town Council and other requirements of the Act.

2. In accordance with Section 2.5(b) of the Act, the Town Council hereby determines that the owner of the real property in the Area shall be entitled to a traditional real property tax deduction for the Project, to be provided pursuant to Section 3 of the Act, for a period of ten (10) years with respect to real property which is redeveloped or rehabilitated as contemplated by and reflected in the Application as filed with the Town Council, with such abatement to be in accordance with the following schedule:

<u>Year</u>	<u>% of Assessed Value Exempt From Real Property Taxes</u>
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

3. The Clerk-Treasurer of the Town is hereby authorized and directed to make all filings necessary or desirable with the Boone County Assessor, to publish all notices required by the Act, and to take all other necessary actions to carry out the purposes and intent of this Declaratory Resolution and the creation of the Area as an economic revitalization area.

4. The Clerk-Treasurer of the Town is further authorized and directed to file this Declaratory Resolution, together with any supporting data, to each of the officers of each taxing unit that has authority to levy property taxes in the geographic area where the Area, including the Project site, is located, as provided in the Act.

5. This Declaratory Resolution shall be submitted to a public hearing to be convened by the Town Council, where the Town Council will receive and hear all remonstrances and objections as provided by the Act.

6. The Area shall cease to be designated an economic revitalization area on January 1, 2040.

7. The Town Council hereby makes the following affirmative findings pursuant to Section 3 of the Act in regards to the Application:

- a. the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature;
- b. the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;
- c. the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation; and
- d. the totality of benefits is sufficient to justify the deduction.

8. As an inducement for Applicant to invest in the Area, the Application is hereby approved effective upon confirmation of this Declaratory Resolution as required by the Act.

9. The provisions of this Declaratory Resolution shall be subject in all respects to the Act and any amendments thereto.

10. This Declaratory Resolution shall take effect upon its adoption.

Adopted this 18<sup>th</sup> day of December, 2019.

TOWN COUNCIL OF  
TOWN OF WHITESTOWN, INDIANA

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Clinton Bohm, President

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Susan Austin, Vice-President

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Eric Miller, Council Member

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Jeffrey Wishek, Council Member

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Kevin Russell, Council Member

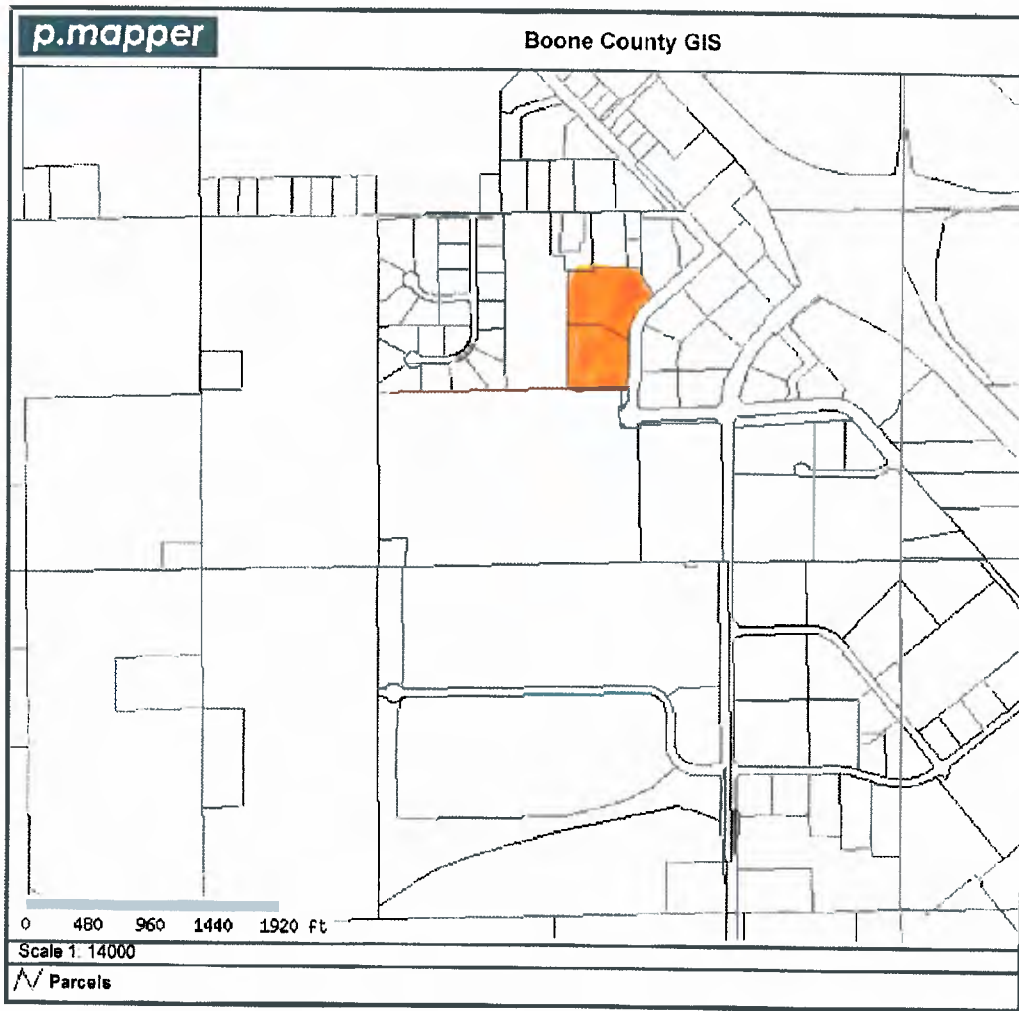
ATTEST:

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Matt Sumner, Clerk-Treasurer

## EXHIBIT A

### *Map of the Area and Parcels in the Area\**



\* The Area is shaded in orange on the above map.

The Area includes the following parcel numbers:

0201382009 (State parcel # 06-07-27-000-018.002-020)

0201382008 (State parcel # 06-07-27-000-018.001-020)

**Exhibit B**

*Applicant Application*  
*(including Statement of Benefits Real Estate Improvements)*

RECEIVED  
10/10/19 SF

Real  
Town of Whitestown, Indiana  
Real Property Tax Abatement Application  
Project Questionnaire

1. Name of the company for which persona}property tax abatement is being requested: Eric Osterhaus LLG to be formed

2. State the name, title, address, telephone number and e-mail address of a company representative who may be contacted concerning this application:

Name and Title: Eric Osterhaus

Address: 7620 Washington Blvd., Indianapolis, IN 46240

Telephone: 317-710-6847

E-Mail Address: eric@systerosbuilders.com

3. State the name, title, address, telephone number and e-mail address of a company representative responsible for filing the required annual compliance forms (Form CF-1) which will be used by the Town to determine if your company is compliant with the terms of the abatement application, including Form SB-1, and whether the abatement will continue or be terminated (the contact should be made aware of the compliance form's importance).

Name and Title: Eric Osterhaus LLC to be formed

Address: 7620 Washington Blvd., Indianapolis, IN 46240

Telephone: 317-710-6847

E Mail Address: eric@systemsbuilders.com

4. Location of property for which personal property tax abatement is being sought

a) Street Address: Indpls Road, Whitestown, IN 46057

b) Tax Parcel Number(s): 020-13820-09---

Attach a legal description and area map of the proposed project location.

5. What is the amount of the most recent assessment attributable to (this information is available on the most recent property tax form) the real property at the project location:

Gross AV of Land \$7,800

6. Has this project or tax abatement request been discussed with either the President of the Whitestown Redevelopment Commission, the Whitestown Town Manager or the President of the Whitestown Town Council? ☒ Yes \_\_\_\_\_ No

7. Does your company currently conduct manufacturing operations, research and development, distribution and/or information technology research at this location? If so, how long has your company been at this location?  
No  
\_\_\_\_\_  
\_\_\_\_\_

8. Does your business have other operations in Indiana? If so, please list the location of the other operations. I am involved with two additional buildings in Whitestown  
\_\_\_\_\_

9. What is the size of the facility to be improved or constructed?  
Approximately 42,000 to 45,000 square feet

10. On a separate page, briefly describe the nature of the business of your company.

11. On a separate page, briefly describe the proposed real estate improvements to be constructed by your company at the project location.

12. Have the proposed real estate improvements been constructed (Please note that State statute requires applicants to delay construction until after abatement has been granted)?

\_\_\_\_ Yes ☒ No

13. What is the anticipated date for construction to begin? April 1, 2020

14. What is the anticipated date for project completion? December 31, 2020

15. If a facility is being improved, does the proposed improvement to the facility change the function of the cmTent facility?

\_\_\_\_ Yes ☒ No

a) If yes, please describe the any new functions to be performed at the improved facility:

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- b) What is the estimated value of the real property improvement for which real property tax abatement is being requested? \$ 19,000.00

16. Complete the following profile of the Company that will occupy the property for which tax abatement is being requested: Tenants not yet identified - TBD

- a) Number of current full time permanent hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled      Average hourly wage rate for skilled positions     

Semi-skilled      Average hourly wage rate for semi-skilled positions     

Clerical      Average hourly wage rate for clerical positions     

Salaried      Average salary (per hour) for salaried positions     

TOTAL NUMBER OF EXISTING EMPLOYEES (permanent and full-time)

n/a

- b) Number of current part-time hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled      Average hourly wage rate for skilled positions     

Semi-skilled      Average hourly wage rate for semi-skilled positions     

Clerical      Average hourly wage rate for clerical positions     

TOTAL NUMBER OF EXISTING EMPLOYEES (part-time)

n/a

- c) Approximate value of benefits for existing and new employees on a per hour basis (e.g. benefits are valued at an additional \$3.00 per hour, etc.) uncertain as to the 'benefit as the project is a spec building

- d) Summary of benefits for existing and new employees.

Uncertain as to the benefit as the project is a spec building

- e) Number of created full-time permanent hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled      Average hourly wage rate for skilled positions     

Semi-skilled      Average hourly wage rate for semi-skilled positions

Clerical\_\_\_\_ \_ Average hourly wage rate for clerical positions\_\_\_\_ \_

Salaried\_\_\_\_ \_ Average salary (per hour) for salaried positions\_\_\_\_ \_

TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time)  
Uncertain, but estimate 10 full time, permanent employees

- f) Number of created part-time hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled\_\_\_\_ \_ Average hourly wage rate for skilled positions\_\_\_\_ \_

Semi-skilled\_\_\_\_ \_ Average hourly wage rate for semi-skilled positions\_\_\_\_ \_

Clerical\_\_\_\_ \_ Average hourly wage rate for clerical positions\_\_\_\_ \_

Salaried\_\_\_\_ \_ Average salary (per hour) for salaried positions\_\_\_\_ \_

TOTAL NUMBER OF NEW EMPLOYEES (part-time)  
\_\_\_\_\_

- g) What is the total dollar amount to be spent on new salaries? Uncertain as the  
project is spec, but estimate \$250,000

- h) Provide schedule for when new employee positions are expected to be filled.  
Uncertain as project is spec

17. On a separate page, please give a detailed description of what the impact on your business will be if the proposed real property improvement is not constructed (e.g. loss of jobs, contract cancellations, loss of production, change in location, etc.). Without the approval of real property abatement it will be difficult for this project to

18. What is the term of the tax abatement requested (maximum 10 years). 10 years succeed.

J 9. Attach a schedule of the proposed tax abatement percentages in each year (note, if the proposed tax abatement schedule is other than a traditional tax abatement schedule the Town may impose additional fees for consideration).

Example (note this is a traditional 10 year abatement schedule)

Year	% of Assessed Value Exempt From Real Property Taxes
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%

\$	0%	
,	0%	
0	%	

20. Complete the following schedule concerning the proposed real property taxes to be abated and include on a separate page the worksheets for calculating the figures provided below:

I. Projected Current Conditions Without Abatement

- A. Current Annual Real Property Taxes: \_\_\_\_\_  
 B. Projected 10-Year Total: \_\_\_\_\_

II. Projected Conditions With Abatement

- A. Projected 10-Year Real Property Taxes: \_\_\_\_\_  
 B. Projected 10-Year Abatement: \_\_\_\_\_

III. Projected Total (Assumes Abatement Granted)

- A. Total Amount Abated: \_\_\_\_\_  
 B. Total Taxes to be Paid: \_\_\_\_\_

Note: Attach Worksheets

21. Which approvals or permits will be required for the project?

- |  |   |
|--|---|
| (a) zoning change  | (e) variance  |
| (b) annexation   | (f) special exception <input checked="" type="checkbox"/> |
| (c) plat approval  | (g) building permit <input checked="" type="checkbox"/>   |
| (d) development plan <input checked="" type="checkbox"/> | (h) other _____   |

22. Will additional public infrastructure/facilities be required? If so, please explain in detail costs/funding source and schedule for construction.

None

23. For the proposed project, is the applicant requesting other incentives from the Town (e.g., tax increment financing, economic development revenue bond financing)? If so, please explain. None

24. Please describe any community involvement/contributions the applicant has provided in the past and/or expects to provide in the future.

As the owner of Systems Builders and part owner of Crest, LLC, I have constructed 11 buildings and have ownership interest in two

25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Yes, numerous sub contractors and labor from local area

26. Has the applicant previously been approved for economic development incentives from the Town (e.g., tax abatement, tax increment financing, economic development revenue bond financing)? If so, please explain and include information with respect to applicant's compliance with project representations made to the Town at the time the incentives were approved.

Yes> Crest LLC has constructed two office warehouse buildings and received tax abatement and in compliance with the requirements of the same

27. Is the applicant current on all of its payment obligations to the Town and the County (e.g., property taxes, utility (gas, water; sewer, electric) fees (such as capacity fees, monthly services charges), guaranties on any debt obligations, etc.)?

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28. Does the proposed project take advantage of any "green" technology to reduce adverse environmental impact? If so, please explain.

Yes, LED lights throughout with motion sensor where required, high efficiency heaters

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#### CHECKLIST OF ATTACHMENTS:

<u>  X  </u>	Application Fee (\$2,000)
<u>  X  </u>	Completed Memorandum of Understanding
<u>  X  </u>	Completed Form SB-1/RP
<u>  X  </u>	Legal Description of Project Site
<u>      </u>	Area Map of Project Site
<u>      </u>	Description of Business at Site
<u>  X  </u>	Description of Improvements to Site
<u>      </u>	Description of Impact on Business if Improvements not Constructed
<u>      </u>	Schedule of Annual Tax Abatement%
<u>      </u>	Worksheets for Abatement Calculation

I hereby certify that the information and representations on and included with this application for Real Property Tax Abatement are true and complete.

I understand that if this request for property tax abatement is granted that I will be required to annually provide information to the Town with respect to compliance with the project description, job creation and retention figures (and associated salaries), investment, and other information contained in this application, including the Fonn SB-1/RP. I also acknowledge that failure to provide such information may result in a loss of tax abatement deductions.

[Signature]

Signature of Owner or Authorized Representative

Title

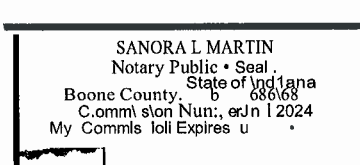
0-8-2019

Date

STATE OF 70 N/A/JA )

couNTY of Bot.J& j ss:

Before me, the undersigned Notary Public, this Q day of Q: n g e/2, 201(ij personally appeared f:iltC O\$Tt:R.fs4u.Sand acknowledged the execution of the foregoing application for real property tax abatement for the Town of Whitestown, Indiana. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



S1CGtvLio. J'V)tV L/  
ANDR AL .UJ.)k'.tti. Notary Public  
Residing in f3aWE County, :Y'/JD/At.JA

My commission expires:

2-1-2024

**TOWN OF WHITESTOWN**  
**MEMORANDUM OF UNDERSTANDING FOR TAX ABATEMENT**

This Memorandum of Understanding for Tax Abatement ("Memorandum") is dated as of the      day of \_\_\_\_\_, 2019, and serves as the confirmation of the commitment by the TOWN OF WHITESTOWN, INDIANA ("Whitestown"), in exchange for the fees paid hereunder by      ("Applicant")

to perform the steps necessary for the appropriate consideration of Applicant's request for tax abatement.

**RECITALS**

A. The Applicant owns, controls, and/or has an interest in certain property as more particularly described in the property tax abatement application of the Applicant attached hereto as Exhibit A (the "Application"), for which the Applicant desires tax abatement (the "Property").

B. The Applicant hereby makes submits its Application requesting that the Town consider, and the Town is willing to consider, the Property for real and/or personal property tax abatement.

NOW, THEREFORE, in consideration of the mutual agreements and covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are mutually acknowledged, the parties agree as follows:

**AGREEMENT.**

Section 1. Tax Abatement. The Applicant hereby submits the Property for tax abatement. The Applicant's completed Application, including the Statement of Benefits (i.e. Form(s) SB-1), are submitted contemporaneously herewith and attached hereto as Exhibit A. This Memorandum constitutes a part of the Application.

Section 2. Application Fee. The parties recognize that Whitestown (including its Redevelopment Commission) will incur expenses, including financial advisory, legal and other fees, as a result of the Applicant's submission of its Application for tax abatement. In light of the expenses Whitestown will incur through the tax abatement process, the Applicant agrees to a non-refundable application fee in the amount of Two Thousand Dollars (\$2,000.00) (the "Application Fee"). The Applicant will pay the Two Thousand Dollars (\$2,000.00) Application Fee within 7 days following the approval of its Application, including this Memorandum.

Section 3. Final Application Fee. The parties recognize that Whitestown is required to provide governmental services to its inhabitants and properties located in Whitestown, including the Property, and has and will continue to incur expenses in connection with the provision of such services. In light of such expenses; the Applicant agrees that in the event its Application for tax abatement is approved by Whitestown, it will pay an application fee of Two Thousand Dollars (\$2,000) The Applicant will pay the Application Fee to Whitestown within seven (7) days of theresolution of Whitestown finally approving the Application.

Section 4. Failure to Pay Application Fee. In the event the Application is approved by Whitestown and Applicant fails . to make timely payment of the Application Fee to Whitestown, Applicant shall be deemed to be in noncompliance with its Application and Whitestown may take immediate action by resolution to rescind its approval of the Application. If Whitestown adopts such a resolution, any deductions approved by Whitestown for the Applicant shall not apply to the next installment of property taxes owed by Applicant or to any subsequent installment of property taxes.

Section 5. Payment of Application Fee. The Application Fee shall be payable by cash or check (payable to the Town of Whitestown, Indiana) delivered to the Clerk-Treasurer of Whitestown.

Section 6. Disclaimer of Liability. The parties recognize that Whitestown's authority is limited by and subject to certain statutory criteria, including but not limited to certain compliance and conditions precedent by Applicant, and that Whitestown provides no promises, covenants, guarantees, or warranties that the Applicant will receive the tax abatement designation or other property interests it seeks.

ned: Eric Osterhaus  
rted: Eric Osterhaus

Its: \_\_\_\_\_

Address: \_\_\_\_\_

TOWN OF WHITESTOWN

\_\_\_\_\_  
Clinton Bohm, Town Council President





# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

20 PAY20\_

FORM SB-1 / Real Property

## PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)

☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

### INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

## SECTION 1

## TAXPAYER INFORMATION

Name of taxpayer

Whitestown Lot 7, L.L.C.

Address of taxpayer (number and street, city, state, and ZIP code)

7620 Washington Blvd. Indianapolis, IN 46240

Name of contact person

Eric Osterhaus

Telephone number

(317) 710-6847

E-mail address

eric@systemsbuilders.com

## SECTION 2

## LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body

Town of Whitestown

Resolution number

Location of property

Whitestown Crossing II (Block D) Proposed Lot 7

County

Boone

DLGF taxing district number

06-019

Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)

Approximately 44,100 sq. ft. of spec warehouse and office and related site improvements to be constructed at the above location.

Estimated start date (month, day, year)

4-1-2020

Estimated completion date (month, day, year)

12-31-2020

## SECTION 3

## ESTIMATE

Current number

Salaries

## EMPLOYEES AND SALARIES AS RESULT OF PROJECT

Number retained

Salaries

Number additional

6

Salaries

\$240,000

## SECTION 4

## TOTAL COST AND VALUE OF PROPOSED PROJECT

### REAL ESTATE IMPROVEMENTS

#### COST

#### ASSESSED VALUE

Current values

\$0

Plus estimated values of proposed project

\$1,900,000

Less values of any property being replaced

\$0

Net estimated values upon completion of project

\$1,900,000

## SECTION 5

## WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds)

Estimated hazardous waste converted (pounds)

Other benefits

## SECTION 6

## TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative

Eric Osterhaus

Date signed (month, day, year)

11-14-19

Printed name of authorized representative

Eric Osterhaus

Title

Member

# FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years\* (see below). The date this designation expires is \_\_\_\_\_

B. The type of deduction that is allowed in the designated area is limited to:

1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
2. Residentially distressed areas ☐ Yes ☐ No

C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_

D. Other limitations or conditions (specify) \_\_\_\_\_

E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (\* see below)  
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?

☐ Yes ☐ No

If yes, attach a copy of the abatement schedule to this form.

If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body) \_\_\_\_\_ telephone number \_\_\_\_\_ Date signed (month, day, year) \_\_\_\_\_

		( )
Printed name of authorized member of designating body		Name of designating body
Attested by (signature and title of attester)		Printed name of attester

\*. If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)

B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

## IC6-1.1-12.1-17

### Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

**LEGAL DESCRIPTION**  
**OSTERHAUS/SYSTEMS BUILDERS, INC. PARCEL**

Block D in The Crossing at Whitestown Phase II Secondary Plat, as recorded in the Boone County Indiana Recorder's Office in Plat Book Number 21, Pages 30-'33 as Instrument Number 201200002882.

IF A TEN PERCENT (10%) PENALTY WILL BE ADDED IF THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT. BOTH INSTALLMENTS FOR YOUR 2019 TAXES ARE DUE IN 2019. IF YOU DO NOT PAY BY THE DUE DATE, THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT. BOTH INSTALLMENTS FOR YOUR 2019 TAXES ARE DUE IN 2019. IF YOU DO NOT PAY BY THE DUE DATE, THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT. BOTH INSTALLMENTS FOR YOUR 2019 TAXES ARE DUE IN 2019.

BOONE COUNTY TREASURER  
209 COURTHOUSE SQUARE  
LEBANON, IN 46052

# 2019 BOONE COUNTY-SPRING INSTALLMENT-A

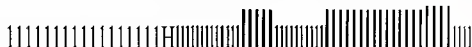
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of address is indicated  
on back of form

COUNTY PARCEL NUMBER: 020-13820-09

STATE PARCEL NUMBER: 06-07-27-000-018.002-020

DELINQUENT AFTER: May 10, 2019

MAKE CHECK PAYABLE TO: BOONE COUNTY TREASURER



SPRING Payment

\$0.00

NAME AND ADDRESS OF TAXPAYER BILL CODE # 000

WHITESTOWN CROSSING LLC  
3961 PERRY BLVD  
WHITESTOWN, IN 46075

V Remit By Mail To Y

BOONE COUNTY TREASURER  
209 COURTHOUSE SQUARE  
LEBANON, IN 46052

81602 13&20090000000006

DATE OF STATEMENT: October 10, 2019		SPRING AMOUNT	FALL AMOUNT
CO. PARCEL# 020-13820-09	TOTAL CHARGES		
STATE PARCEL# 06-07-27-000-018.002-020	Tax	\$96.99	\$96.99
TAXPAYER'S NAME WHITESTOWN CROSSING LLC	Ditch	\$20.00	\$0.00
MAILING ADDRESS 3961 PERRY BLVD	Additional Assessment	\$0.00	\$0.00
WHITESTOWN, IN 46075	Delinquent Penalty	\$0.00	\$0.00
BILL CODE # 000	Delinquent Tax	\$0.00	\$0.00
PROPERTY LOCATION:	Delinquent SA Tax	\$0.00	\$0.00
4000 S INDIANAPOLIS RD	Delinquent SA Penalty	\$0.00	\$0.00
LEGAL DESCRIPTION:	Fees	\$0.00	\$0.00
THE CROSSING AT WHITESTOWN PHASE U BLOCK D 4.87A	Auditor Corrections	\$0.00	\$0.00
	Total Payments	(\$116.99)	\$0.00
	Total Amount Due	\$0.00	\$96.99
	Surplus	\$0.00	\$0.00

## Instructions to Taxpayer

- If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in this deduction block in 1a1e on the Comptroller's Statement, you must notify the County Auditor. If such a change in circumstances has occurred and you have not notified the County Auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.
- You must have sufficient funds in your checking account or Credit Card at the time we present your check, Debt Card or Credit Card to the bank or your tax payment is void.
- Mailed payments must have a Postage Paid postmark on, or before the due date printed on the front of the statement. The payment envelope must be properly addressed and must have sufficient postage.
- Credit Card Payment: To pay your property taxes by credit card, visit [www.boonecounty.in.gov](http://www.boonecounty.in.gov) or call 1-877-886-1892. Additional fees added by vendor: 2.95% with \$1.95 minimum for all credit/debit cards.
- Check/ACH are \$ .95 each. There is an additional \$ .35 fee for using the IVR/8001877#.
- The following credit cards will be accepted: Discover, MasterCard, Visa, and eCheck.
- To notify this office of any ADDRESS CHANGE, check the box on the front of the payment coupon and complete and sign the form, which appears on the reverse side of the payment coupon.
- To ensure prompt posting of your payment, please detach and return the payment coupon with your check payable to BOONE COUNTY TREASURER in the envelope provided.
- Please call the following phone number to contact the Treasurer's Office (765) 482-2880.

Thank you for your GOvt-CHIEF

Important Note: If your mortgage company is responsible for the payment of your taxes, please forward this statement intact to them immediately.

Detach and Return Coupon With FALL Payment

IF A TEN PERCENT (10%) PENALTY WILL BE ADDED IF THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT. BOTH INSTALLMENTS FOR YOUR 2019 TAXES ARE DUE IN 2019. IF YOU DO NOT PAY BY THE DUE DATE, THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT. BOTH INSTALLMENTS FOR YOUR 2019 TAXES ARE DUE IN 2019. IF YOU DO NOT PAY BY THE DUE DATE, THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT. BOTH INSTALLMENTS FOR YOUR 2019 TAXES ARE DUE IN 2019.

BOONE COUNTY TREASURER  
BOONE COUNTY TREASURER  
209 COURTHOUSE SQUARE  
LEBANON, IN 46052

# 2019 BOONE COUNTY-FALL INSTALLMENT-B

2019 BOONE COUNTY-FALL INSTALLMENT-B

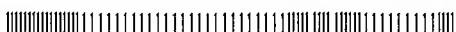
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of address is indicated  
on back of form

COUNTY PARCEL NUMBER: 020-13820-09

STATE PARCEL NUMBER: 06-07-27-000-018.002-020

DELINQUENT AFTER: November 12, 2019

MAKE CHECK PAYABLE TO: BOONE COUNTY TREASURER



FALL Payment

\$96.99

NAME AND ADDRESS OF TAXPAYER BILL CODE # 000

WHITESTOWN CROSSING LLC  
3961 PERRY BLVD  
WHITESTOWN, IN 46075

V Remit By Mail To V

BOONE COUNTY TREASURER  
209 COURTHOUSE SQUARE  
LEBANON, IN 46052

81602 13&20090000000006 00096991



Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property.

### TABLE 1: SUMMARY OF YOUR TAXES

Please see Table 4 for a summary of other charges to this property.

**TABLE 3: GROSS PIWPEIFF TAX mSTIUBI'rlON AMOUNTS .APPLICABLE TO :nus PROPEIH'**

LINE ITEM NO./DESCRIPTION	III.1	III.2	III.3	III.4	III.5	III.6	III.7	III.8	III.9	III.10	III.11	III.12	III.13	III.14	III.15	III.16	III.17	III.18	III.19	III.20	III.21	III.22	III.23	III.24	III.25	III.26	III.27	III.28	III.29	III.30	III.31	III.32	III.33	III.34	III.35	III.36	III.37	III.38	III.39	III.40	III.41	III.42	III.43	III.44	III.45	III.46	III.47	III.48	III.49	III.50	III.51	III.52	III.53	III.54	III.55	III.56	III.57	III.58	III.59	III.60	III.61	III.62	III.63	III.64	III.65	III.66	III.67	III.68	III.69	III.70	III.71	III.72	III.73	III.74	III.75	III.76	III.77	III.78	III.79	III.80	III.81	III.82	III.83	III.84	III.85	III.86	III.87	III.88	III.89	III.90	III.91	III.92	III.93	III.94	III.95	III.96	III.97	III.98	III.99	III.100	III.101	III.102	III.103	III.104	III.105	III.106	III.107	III.108	III.109	III.110	III.111	III.112	III.113	III.114	III.115	III.116	III.117	III.118	III.119	III.120	III.121	III.122	III.123	III.124	III.125	III.126	III.127	III.128	III.129	III.130	III.131	III.132	III.133	III.134	III.135	III.136	III.137	III.138	III.139	III.140	III.141	III.142	III.143	III.144	III.145	III.146	III.147	III.148	III.149	III.150	III.151	III.152	III.153	III.154	III.155	III.156	III.157	III.158	III.159	III.160	III.161	III.162	III.163	III.164	III.165	III.166	III.167	III.168	III.169	III.170	III.171	III.172	III.173	III.174	III.175	III.176	III.177	III.178	III.179	III.180	III.181	III.182	III.183	III.184	III.185	III.186	III.187	III.188	III.189	III.190	III.191	III.192	III.193	III.194	III.195	III.196	III.197	III.198	III.199	III.200	III.201	III.202	III.203	III.204	III.205	III.206	III.207	III.208	III.209	III.210	III.211	III.212	III.213	III.214	III.215	III.216	III.217	III.218	III.219	III.220	III.221	III.222	III.223	III.224	III.225	III.226	III.227	III.228	III.229	III.230	III.231	III.232	III.233	III.234	III.235	III.236	III.237	III.238	III.239	III.240	III.241	III.242	III.243	III.244	III.245	III.246	III.247	III.248	III.249	III.250	III.251	III.252	III.253	III.254	III.255	III.256	III.257	III.258	III.259	III.260	III.261	III.262	III.263	III.264	III.265	III.266	III.267	III.268	III.269	III.270	III.271	III.272	III.273	III.274	III.275	III.276	III.277	III.278	III.279	III.280	III.281	III.282	III.283	III.284	III.285	III.286	III.287	III.288	III.289	III.290	III.291	III.292	III.293	III.294	III.295	III.296	III.297	III.298	III.299	III.300	III.301	III.302	III.303	III.304	III.305	III.306	III.307	III.308	III.309	III.310	III.311	III.312	III.313	III.314	III.315	III.316	III.317	III.318	III.319	III.320	III.321	III.322	III.323	III.324	III.325	III.326	III.327	III.328	III.329	III.330	III.331	III.332	III.333	III.334	III.335	III.336	III.337	III.338	III.339	III.340	III.341	III.342	III.343	III.344	III.345	III.346	III.347	III.348	III.349	III.350	III.351	III.352	III.353	III.354	III.355	III.356	III.357	III.358	III.359	III.360	III.361	III.362	III.363	III.364	III.365	III.366	III.367	III.368	III.369	III.370	III.371	III.372	III.373	III.374	III.375	III.376	III.377	III.378	III.379	III.380																																																																																																																																																																																																																																																																																																																											
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priority tax C<lpS. When added 11... the base property iE.x.c.c:p an l<un1 for your property, this cn:aks 11-l-c c-fcl't'it,e l f-f- cap. For more inform l l l on, M+ the buck , f'fbtl'<lOcumwt

3) If any claimant is a taxpayer, the taxpayer must file a return with the county auditor by the deadline for filing returns for the year in which the claim was made. If the taxpayer fails to file a return, the county auditor may assess a penalty and interest on the amount of the claim. The taxpayer must also file a return with the county auditor by the deadline for filing returns for the year in which the claim was made. If the taxpayer fails to file a return, the county auditor may assess a penalty and interest on the amount of the claim.

1101W SOCS)  
 1101W SOCS)

1EST011f41  
CROSSING

CROSS SECTION "A-A"  
TYP. MOUND CROSS SECTION

COMMON AREA 7  
3.14 Acres  
D.E.U.

POND 7  
N.P.=943.65  
100 Y.=948.90

**ZONED AG RURAL**  
**10! 15/11/11**

F.F.E. = 11.50  
PAD = 50.80

**BLOCK i)**  
4,37 Aaet

19 'Spel' (PS) Slonden.t 40 PS  
Q SiX.>\*< (ADA): 1 PS  
.S.poc {ruf} simdonl: 6 PS  
g: Ooc!! 5 DO

>10 LOT AA(A • J48 AC±  
GW /ND OOND AR(A • LJ9 AC±

ZCJ<ED AG RURAL  
ZIO<SVIIE

GRAPHIC SCAPES

1 irleh" 60 IL

### CONCEPT 1

**WHITESTOWN CROSSING SW BLOCK 00**

19 'Spel' (PS) Slonden.t 40 PS  
Q SiX.>\*< (ADA): 1 PS  
.S.poc {ruf} simdonl: 6 PS  
g: Ooc!! 5 DO

>10 LOT AA(A • J48 AC±  
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ZCJ<ED AG RURAL  
ZIO<SVIIE

GRAPHIC SCAPES

1 irleh" 60 IL

### CONCEPT 1

**WHITESTOWN CROSSING SW BLOCK 00**

F.F.E. = 11.50  
PAD = 50.80

**BLOCK i)**  
4,37 Aaet

19 'Spel' (PS) Slonden.t 40 PS  
Q SiX.>\*< (ADA): 1 PS  
.S.poc {ruf} simdonl: 6 PS  
g: Ooc!! 5 DO

>10 LOT AA(A • J48 AC±  
GW /ND OOND AR(A • LJ9 AC±

ZCJ<ED AG RURAL  
ZIO<SVIIE

GRAPHIC SCAPES

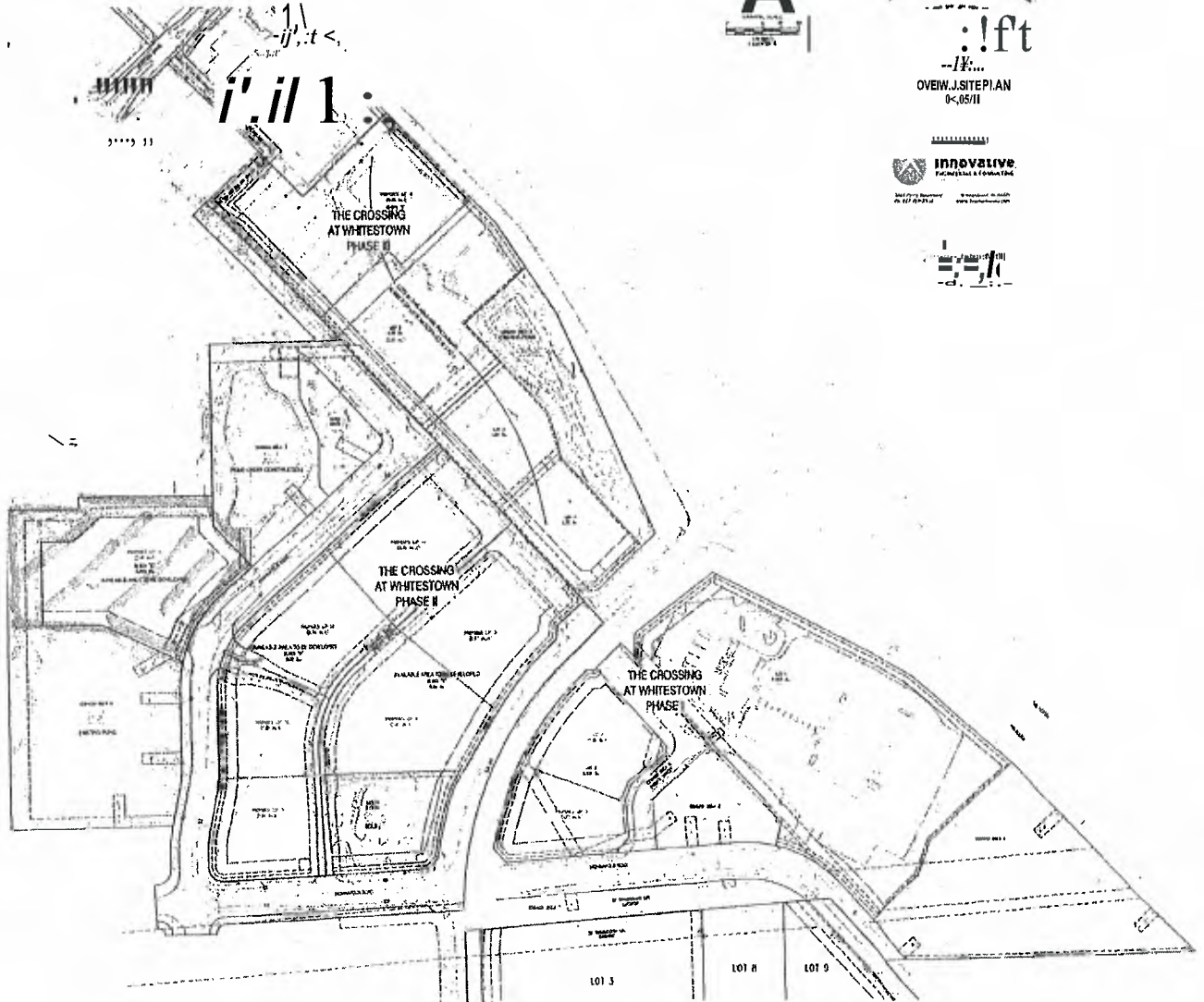
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### CONCEPT 1

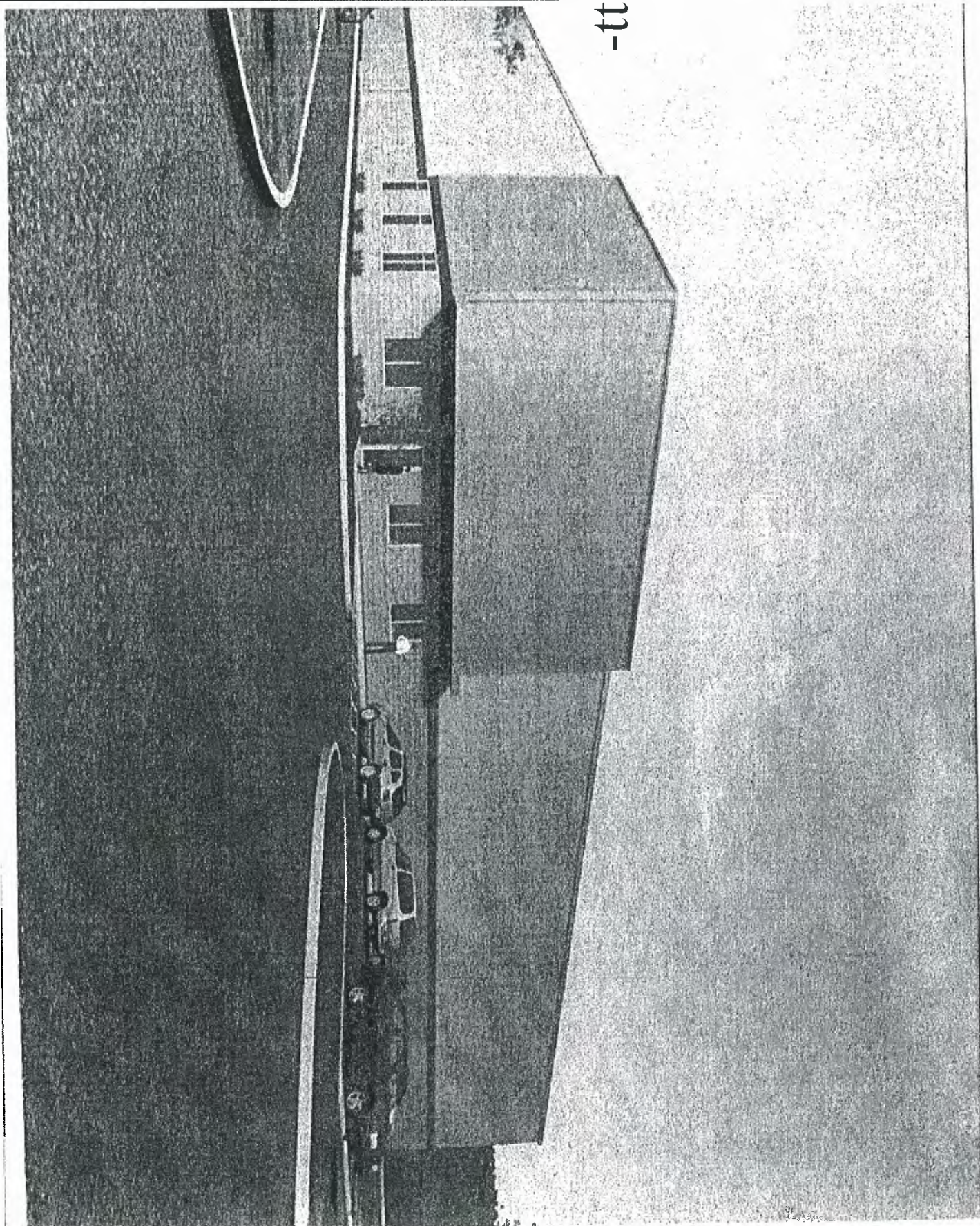
**WHITESTOWN CROSSING SW BLOCK 00**



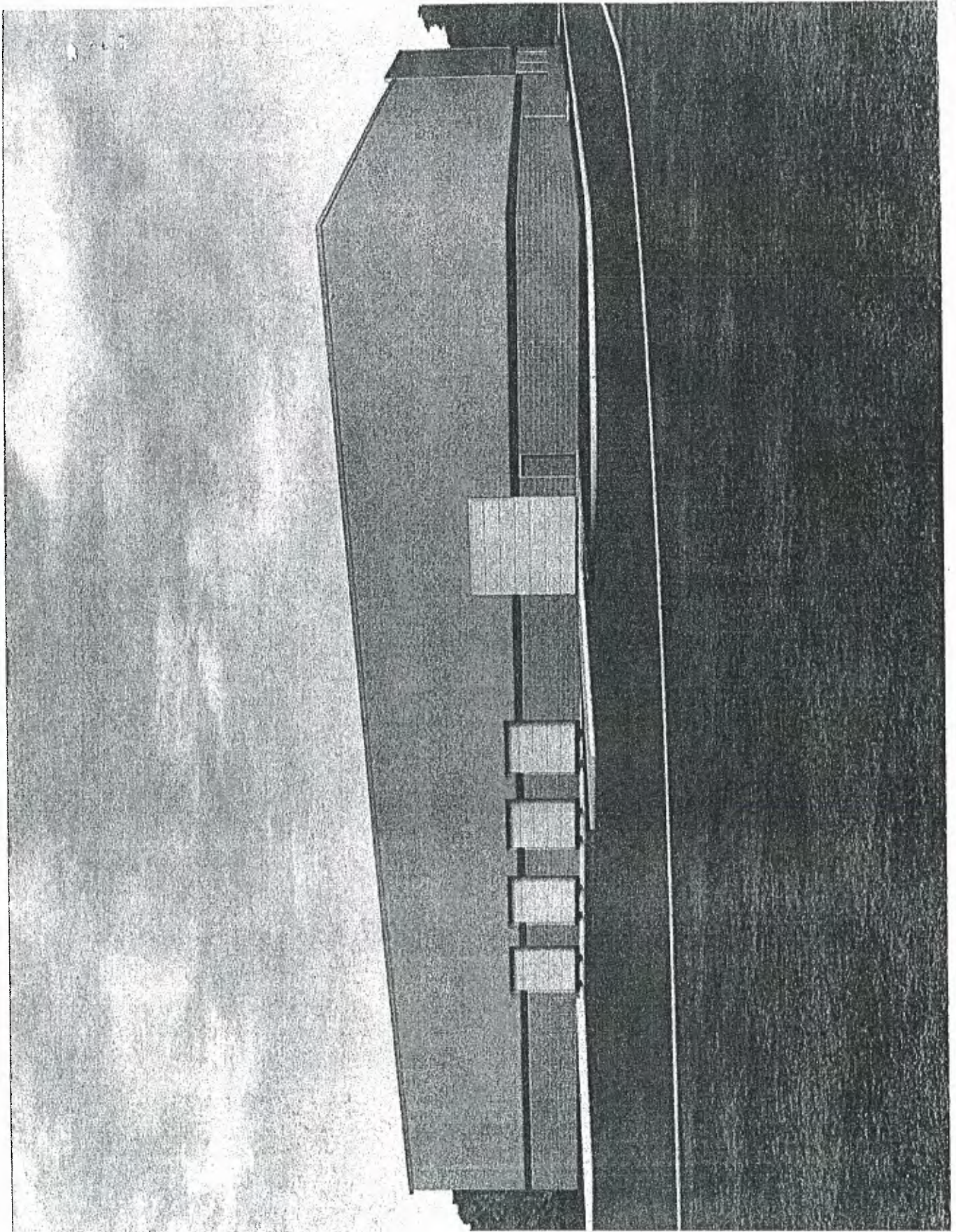
OVERVIEW SITE PLAN  
06/05/11













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 1620 WASHINGTON SLVO.  
 INDIANAPOLIS,IN -46240  
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 B NDI:ANAPOLIS  
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EMI R. OSTERHAUS  
7620 WASHINGTON BLVD.  
INDIANAPOLIS, IN 46240

20-667740

3236

DATE \_\_\_\_\_

PAY TO THE  
ORDER OF

Town of Whitestown  
Two Thousand & 00/100

\$ 2,000 <sup>00</sup>/<sub>100</sub>

DOLLARS

 Security Features  
Included  
Details on Back



THE NATIONAL

INDIANAPOLIS

Our City, Your Bank

*E. Osterhaus*

MP

MEMO

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1311 3236